+39 328 379 2917 info@verdeabitare.it

REF 609 A 5 bedroom country house in a secluded location



SIZE	LAND	BEDROOMS	BATHROOMS
300 m²	2,2 ha	5 · 12 rooms	2

In a secluded, panoramic setting, this substantial traditional Piedmont farmhouse is offered for sale. Renovated relatively recently, the property is immediately habitable while offering excellent potential for cosmetic modernisation to suit contemporary tastes. The property is accessed via a private unpaved driveway, leading to an exceptional setting surrounded by nature and complete privacy, yet conveniently located less than 1 km from the nearest village and local amenities.

The main residence features spacious, well-proportioned accommodation. The ground floor comprises a generous entrance hall, a large living room with fireplace, a dining room, a fully fitted kitchen with a sizeable pantry, and a large unfinished room that could easily be converted into a home office, studio, or additional living space. To the rear are a cellar, a garage, and a covered portico. The first floor is arranged into two separate sleeping quarters, each served by its own staircase. The east wing includes a large bedroom, hallway, bathroom, and an additional bedroom. The west wing offers two further bedrooms, a single bedroom, and an additional bathroom.

The estate extends to over 3 ha of land, the majority of which forms a single contiguous parcel surrounding the house. A rare opportunity — early viewing is highly recommended.

OTHER FEATURES: Cellar · Garage · Portico · Private driveway

Energy class ND

ADDITIONAL INFO

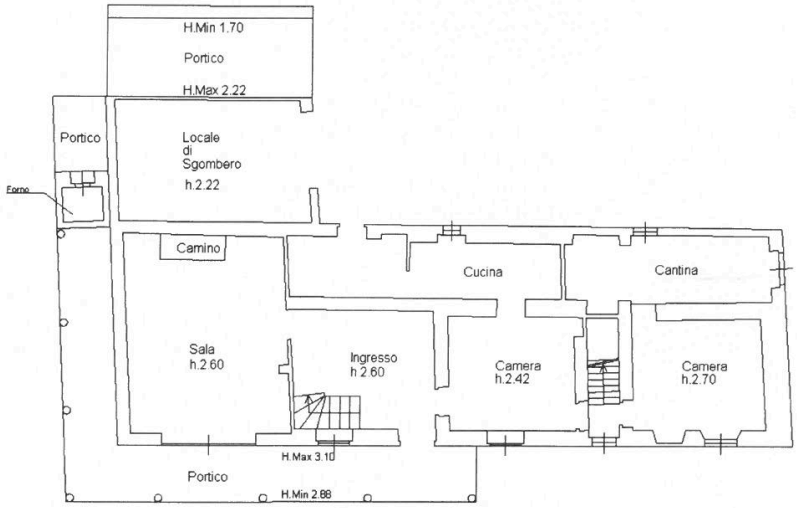
PROPERTY PRICE	AGENT COMMISSION
€ 265.000	4% plus VAT

ADDRESS

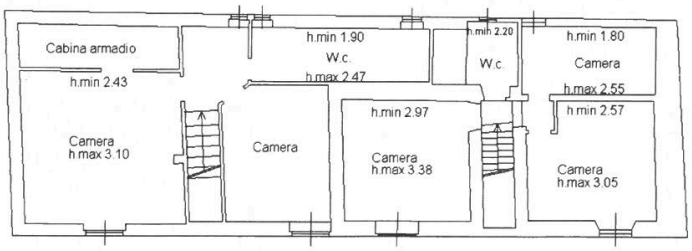
14040 Castel Boglione (Asti) — Piedmont, Italy

Floor plan

PIANTA PIANO TERRENO



PIANTA PIANO PRIMO



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Cadastral map



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Cadastral map — land

